

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

June 11, 2008

The meeting was called to order at 4:04 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder,
and Mary Jayne Davis

ABSENT:

Dale Clayton and Jason Jones

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Lehman and Nichole Camac

WEST VALLEY ADMINISTRATIVE STAFF:

Nicole Cottle, Deputy City Attorney

AUDIENCE

Approximately three (3) people were in the audience

SUBDIVISION APPLICATION:

S-22-2008

**KDA Industrial Park Condominiums - Amended
3572 South 1950 West
C-2 Zone**

BACKGROUND

Mr. DeLyle Billings, is requesting an amendment to the KDA Industrial Park Condominiums. This property is located at 3572 South 1950 West and is part of the KDA Industrial Park Subdivision. The condominium development received final plat approval in 2004.

ISSUES:

The purpose for the plat amendment will be to create individual spaces within building B, and to adjust a mutual property line between lots 1 and 3. Although the City has a lot line adjustment procedure that does not involve the Planning Commission, staff has determined to process the lot line adjustment along with the amended condominium plat.

The applicant is now ready to market building B. A number of requests have been made to purchase air space within this building. In order to divide these spaces, the original condominium plat will need to be amended. In addition, prior to the construction of building B, an old storage structure attached to the original KDA building was removed. According to the applicant, one of the reasons the older structure was removed was to provide additional space to increase the footprint of building B. However, the increase in size resulted in the building being constructed over the east property line by approximately 5 feet. As a result, the applicant has also requested that this adjustment be made part of the plat amendment.

STAFF ALTERNATIVES:

1. Approve the amended KDA Industrial Park Condominiums subject to a resolution of staff and agency concerns.
2. Continue the application to address concerns raised during the Planning Commission hearing.

Applicant:

DeLyle Billings
6725 S. 1405 E.
SLC, UT 84128

Discussion: Steve Lehman presented the application. Jack Matheson asked the applicant, DeLyle Billings, what type of tenants he expects in the new building. Mr. Billings explained that the tenants will be similar to the those in the first facility which include a dance studio, a candy shop, etc. He added that 3 units are

already planned in the new building and these include a transmission fixing facility, an office with a small warehouse, and a business that specializes in washing and maintaining buildings.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous- S-22-2008– Approved

S-24-2008

Pleasant Valley Ranches Phase 1 - Lot 1 Amended

6286 West 2900 South

A Zone

1 New Lot

BACKGROUND

Mr. Steven Jolley, is requesting a plat amendment to lot 1 of the Pleasant Valley Ranches Phase 1 Subdivision. The purpose for the plat amendment is to create one new lot within the subdivision. The Pleasant Valley Ranches Phase 1 Subdivision was recorded in June 1999. The original plat consisted of 4 lots on 4.88 acres. The amended subdivision will consist of 2 lots on 1.9 acres. An existing dwelling is located on what will become lot 1A.

STAFF/AGENCY CONCERNS:

Public Works will not require formal improvements along 2900 South as they were already installed during the construction of the original plat. The applicant will need to coordinate all other utility service for the new lot.

ISSUES:

The proposed plat amendment will create one new lot within the existing Pleasant Valley Ranches Subdivision. The subdivision will divide lot 1 into 2 lots with a designation of lots 1A and 1B.

Access will be gained from 2900 South. Public improvements along this right-of-way

were installed by the developer of the original subdivision. Any damage to existing improvements, or damage associated with new construction will need to be repaired by the builder of the new lot. The applicant and/or builder of the new lot will also be responsible to coordinate the new drive approach on lot 1B.

The subdivision is in an area of the City that has a high water table. The original plat indicated that ground water was encountered at a depth 4 feet below the top back of curb. Unless the applicant would like to submit a new soils report, staff will require that the lowest floor slab be 1-foot below top back of curb.

City ordinance requires that for homes without basement, the minimum house size shall be increased by 100 square feet and the minimum garage size shall be increased to 24 feet by 24 feet. The applicant does have the option of providing an updated soils report. The report will need to be submitted and reviewed by the Engineering Division prior to City Council review.

The subdivision in question is encumbered by a jurisdictional wetland. In a letter dated March 26, 1999, the Army Corps of Engineers approved the original subdivision plat on the basis that existing uplands on each lot would have provided sufficient areas for building pads.

To staff's knowledge, the delineated wetlands have not changed. In order to ensure that the wetlands will not be impacted by new construction, staff will require the applicant to contact the Army Corps of Engineers to ensure that the proposed subdivision will not impact the existing wetlands. This contact will need to be made before the subdivision can proceed to the City Council.

Staff will provide a copy of the Corps of Engineers letter to the applicant. This information will need to be passed along to any potential lot or home buyer. As long as the boundary of the wetland remains as it was originally delineated, a 404 permit would not be needed. However, if this area is impacted by new development, the owner/builder will need approvals from the Corps.

STAFF ALTERNATIVES:

- A. Approve the amendment of lot 1 in the Pleasant Valley Ranches Phase 1 Subdivision subject to a resolution of staff and agency concerns.
- B. Continue the application to address issues raised during the hearing.

Applicant:

Steven Jolley
6286 W. 2900 S.
WVC, UT 84128

Discussion: Steve Lehman presented the application. Terri Mills questioned what

would happen if the area is declared wetlands and asked if a typical backyard could be included. Mr. Lehman stated that he has attempted to contact the Corp of Engineers about this but has been unsuccessful. He assured the Planning Commission that if the area is still declared to be wetlands, a plot plan will have to be submitted by the applicant to ensure that a home can be constructed on the property and the applicant will have to meet all the Corp of Engineer requirements. Phil Conder stated that there is a church around the corner and asked will happen in regards to this building if the wetlands are extracted. Mr. Lehman stated that he isn't sure because he isn't familiar with the site but added that it would be a concern. The applicant, Steven Jolley, stated that he has spoken with the Corp of Engineers. He clarified that the Corp told him he can build up to the wetlands and he can have a backyard as long as it isn't concrete or foundation. Mr. Jolley stated that he has a meeting with the Corp on Monday, June 16, 2008. He assured that the Corp of Engineers has stated that even if the land is determined to be wetlands, it is still possible to build on this property.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Davis moved for approval

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous- S-24-2008– Approved

S-25-2008

Galicia Subdivision

1597 West Claybourne Ave.

R-1-6 Zone

2 Lots

BACKGROUND

Mr Oscar Galicia, is requesting preliminary and final plat approval for the Galicia Subdivision. The proposed subdivision will amend lots 38-41 in Block 7 of the Chesterfield Subdivision. The purpose for the subdivision is to create an additional building lot. The proposed subdivision is bordered on the east and south by existing single family development, the west by Lester Street and the north by Claybourne Avenue.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrant to be within 250 feet of the new dwelling.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Will need to determine whether public improvements will be required along Claybourne Ave. and Lester Street, or whether a delay agreement will be required.
- Revisions to the plat required.
- Will need to coordinate subdivision name with County Auditor's Office.

Building Inspections:

- Will evaluate ground water issues at the building permit.

ISSUES:

- The applicant is proposing a new subdivision to be known as the Galicia Subdivision. The purpose for the subdivision will be to create an additional building lot. By doing so, the new plat will amend lots 38-41 in Block 7 of the Chesterfield Subdivision.
- An existing dwelling will remain on what will be lot 1. Various out-buildings will be removed as part of the new subdivision. A new two car garage will be constructed on lot 1 to replace the existing garage used by the single family dwelling. All setbacks to the existing dwelling will be met as part of the new subdivision.
- The property is zoned R-1-6. The minimum lot size in this zone is 6,000 square feet with a minimum frontage of 65 feet. The applicant is requesting a reduction to the frontage of what will be lot 2. The width of the property fronting Lester Street is only 127.51 feet. This will provide a 65 foot width for lot 1 and a 62.51 foot width for lot 2. Staff has explained to the applicant that the frontage for the second lot could be reduced if the dwelling size is increased by 200 square feet and all masonry products are used on the exterior of the dwelling. The applicant understands this and will comply with this ordinance.

- Access to the subdivision will be gained from Claybourne Avenue and Lester Street. At the present time, public improvements do not exist along either street frontage. The City Engineering Division is recommending that curb, gutter and sidewalk be installed across both frontages as part of the subdivision. Storm drain connections will also need to be made. Plan and profiles of these improvements will need to be provided for review by the Engineering Division.
- The applicant and/or builder will need to address the potential of ground water impacts at the time of the building permit. The Building Official, in conjunction with the Engineering Division will do an on site investigation and will evaluate surrounding development to determine if a soils report is needed.

STAFF ALTERNATIVES:

- A. Approve the Galicia Subdivision subject to the following conditions:
1. That the subdivision name be approved by Salt Lake County.
 2. That all matters pertaining to any existing irrigation system be addressed with the City Engineering Division.
 3. That the developer resolve all staff and agency concerns.
 4. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 5. That plan and profiles be submitted for improvements along Claybourne Ave. and Lester Streets.
 6. That a new 2 car garage be built to replace the existing garage for use on lot 1.
 7. That the frontage on lot 2 be reduce to 62.51 feet. This reduction is allowed by increasing the square footage of the dwelling by 200 square feet and by using 100% masonry products as defined in City ordinance.
 8. That if basements are planned, an evaluation will need to be made by the City Engineering Division and Building Official as to whether a soils report will be needed, or if an on-site inspection is sufficient to determine the basement depth.
- B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

Applicant:

Oscar Galicia

Not in Attendance

Discussion: Steve Lehman presented the application. Jack Matheson questioned if item number 5 in the staff alternatives should be removed. Steve Lehman stated that it can be withdrawn in the motion because item number three will qualify for the resolution of any problems. Jack Matheson questioned if the normal frontage for this type of property is 65 feet. Steve Lehman stated that it is and added that the ordinance allows for a 15% decrease.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval subject to the 8 staff conditions, striking condition number 5.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous- S-25-2008–Approved

PLANNING COMISSION BUSINESS

Approval of minutes from May 21, 2008 (Study Session) **Approved**

Approval of minutes from May 28, 2008 (Regular Meeting) **Approved**

There being no further business, the meeting adjourned at 4:18 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant